



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **66-68 Palmer Street LLC** of Everett, Massachusetts on March 27, 2020 a petition seeking permission to alter their property located at **66-68 Palmer Street - Block Plan 042.0-0005-0004.0** Said petition would require a Special Permit under **Section 8.1.3 (B) (Nonconforming Single-Family or Two-Family Dwellings)** of the Zoning Bylaw for the Town of Arlington.

Hearing in regard to the said petition will be remotely conducted via "Zoom" **Tuesday evening June 23, 2020 at 7:30 P.M or as soon thereafter as the petitioner may be heard. Please visit the Town of Arlington website for hearing information.**

DOCKET NO 3626

Zoning Board of Appeals
Christian Klein, RA, Chair

REQUEST FOR SPECIAL PERMIT
TOWN OF ARLINGTON

In the matter of the Application of **66-68 Palmer Street LLC** to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 10.11 of the Zoning Bylaw for the Town of Arlington, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, Special Permit Criteria:

Petitioner seeks to add an addition to the 66-68 Palmer Street real estate by adding a dormer to the building all in accordance with plans of SFG Studios Architectural Design Services, 72 Minot Street, Reading, MA 01867.

The Petitioner/Applicant states that it is the owner of the property in Arlington located at **66-68 Palmer Street** with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals or its predecessors upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant represents that the grounds for the relief sought are as follows:

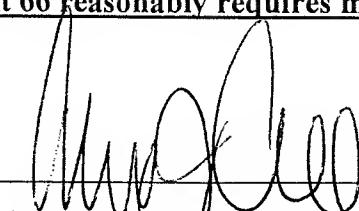
The existing attic area which would be used for the dormer addition presently contains 281 square feet and if the dormer construction is approved, the dormer area would contain 500 square feet.

The square feet of Unit 66, which would contain the dormer area, would increase from 1,271 square feet to 1,565 square feet. There would also be work performed in Unit 68 at the building which would increase the total square feet of Unit 68 from 945 square feet to 1,650 square feet. The work would not require zoning relief.

Zoning relief would be required with respect to the dormer addition for Unit 66 because of a lack of open space. The Petitioner also seeks zoning relief with respect to Section 5-18(b)(6) for a large addition as the total work to be performed at the building will increase the gross floor area of building by 750 square feet or more or by 50% or more of the building's gross floor area on the date of application for a building permit.

It is Petitioner's position that the proposed addition would be compatible with other buildings in the neighborhood of the property as there are other homes in the neighborhood which have had dormers added to the buildings over past years.

The addition is being proposed because Unit 66 reasonably requires more living space for a family to occupy the unit.

E-Mail: law@robertannese.com Signed:  Date: March , 2020

Telephone: 781-646-4911 Address: 1171 Massachusetts Ave., Arlington, MA 02476

Special Permit Criteria- The following standards must be addressed and met for the grant of a Special Permit:

1.) Indicate where the use requested is listed in the Table of Use Regulations as a Special Permit in the district for which the application is made or is so designated elsewhere in the Arlington Zoning Bylaw.

The use requested is listed as a special permit in the Table of Use Regulations and Density Regulations in an R district under Section 5.4.2. and a large addition in accordance with the provisions of Section 5-18(b)(6) of the Bylaw.

2.) Describe how the requested use is essential or desirable to the public convenience or welfare.

The requested use, if approved by the Zoning Board of Appeals, will allow additional living space for Unit 66 which will be conducive to a family occupying the unit in a reasonable manner with space enough for a number of family members.

3.) Describe how the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

The requested use will not increase traffic congestion as there will be no change with regard to the traffic which otherwise would enter and leave the premises.

4.) Describe how the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.

The requested use will not overload any public water, drainage or sewer system, or any other municipal system.

5.) Describe how any special regulations for the use, set forth in Article 11, are fulfilled.

Any special regulations for the use set forth in Article 11 are fulfilled.

6.) Describe how the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals or welfare of the inhabitants of the neighborhood because the addition, if approved, would be compatible with the physical characteristics of other homes in the neighborhood and will not result in any massing issues which could adversely impact other abutting properties.

7.) Describe how the requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

Once again, the addition, if approved, would result in a dormer construction which is compatible with the neighborhood in which the property is located and which is similar to other properties in the neighborhood.

TOWN OF ARLINGTON
 Dimensional and Parking Information
 For application to The Zoning Board of Appeals

1. Property Location: 66-68 Palmer Street, Arlington
 Zoning District: R2
2. Present Use/Occupancy: Two residential units No. of dwelling units (if residential): Two
3. Existing Gross Floor Area (see definition of Gross Floor Area (GFA) in Article 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor): 2,216 square feet
4. Proposed Use/Occupancy: Two residential units No. of dwelling units (if residential): Two
5. Proposed Gross Floor Area (see definition of Gross Floor Area in Article 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor): 3,200 square feet

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (sq. ft.)	3,088 sq. ft.	3,088 sq. ft.	6,000 sq. ft. min.
7. Frontage (ft.)	42 ft.	42 ft.	60 ft. min.
8. Floor area ratio	---	---	---max.
9. Lot Coverage (%)	---	---	---max
10. Lot Area per Dwelling Unit (Sq. ft.)	---	---	---min.
11. Front Yard Depth (ft.)	17.12 ft.	17.12 ft.	20 ft. min.
12. Left Side Yard Depth (ft.)	7.8 ft.	7.8 ft.	10 ft. min.
13. Right Side Yard Depth (ft.)	7.6 ft.	7.6 ft.	10 ft. min.
14. Rear Side Yard Depth (ft.)	5.7 ft.	5.7 ft.	20 ft. min.
15. Height (stories)	2½	2½	2½ max.
16. Height (ft.)	31.7 ft.	31.7 ft.	35 ft. max.
17. Landscaped Open Space (% of GFA) Sq. ft. _____	---	---	10% min.
18. Usable Open Space (% of GFA) Sq. ft. _____	---	---	30% min.
19. Parking Spaces (number)	2+	2+	2+ min.
20. Parking area setbacks	---	---	---min.
21. Loading Spaces (if applicable)	n/a	n/a	n/a
22. Type of construction		Wood frame	

OPEN SPACE/GROSS FLOOR AREA

Refer to Zoning Bylaw Article 2, Definitions and Article 6, Dimensional Regulations

Address: 66-68 Palmer Street, Arlington

Zoning District: R2

OPEN SPACE	EXISTING	PROPOSED
Total lot area	3,088 sq. ft.	3,088 sq. ft.
Open Space (Usable)*	---	---
Open Space (Landscaped)	---	---

*Usable Open Space must be at least 75% open to the sky, free of automotive, traffic and parking, and readily accessible. Open space shall be deemed usable only if: 1) at least 75% of the area has a grade of less than 8% and no horizontal dimension less than 25 feet.

GROSS FLOOR AREA (GFA)		
Accessory building	n/a	n/a
Basement or cellar (>5' excluding mechanical area)	0	700 sq. ft.
1 st Floor	945 sq. ft.	950 sq. ft.
2 nd Floor	975 sq. ft.	1,050 sq. ft.
2 nd ½ Floor	281 sq. ft.	500 sq. ft.
4 th Floor		
5 th Floor		
Attic (>7'3" in height, excluding elevator, mechanical)		
Parking garages (except as used for accessory Parking garages or off street loading purposes)		
All weather habitable porches and balconies		
Total Gross Floor Area (GFA)	2,201 sq. ft.	3,200 sq. ft.

REQUIRED MINIMUM OPEN SPACE AREA

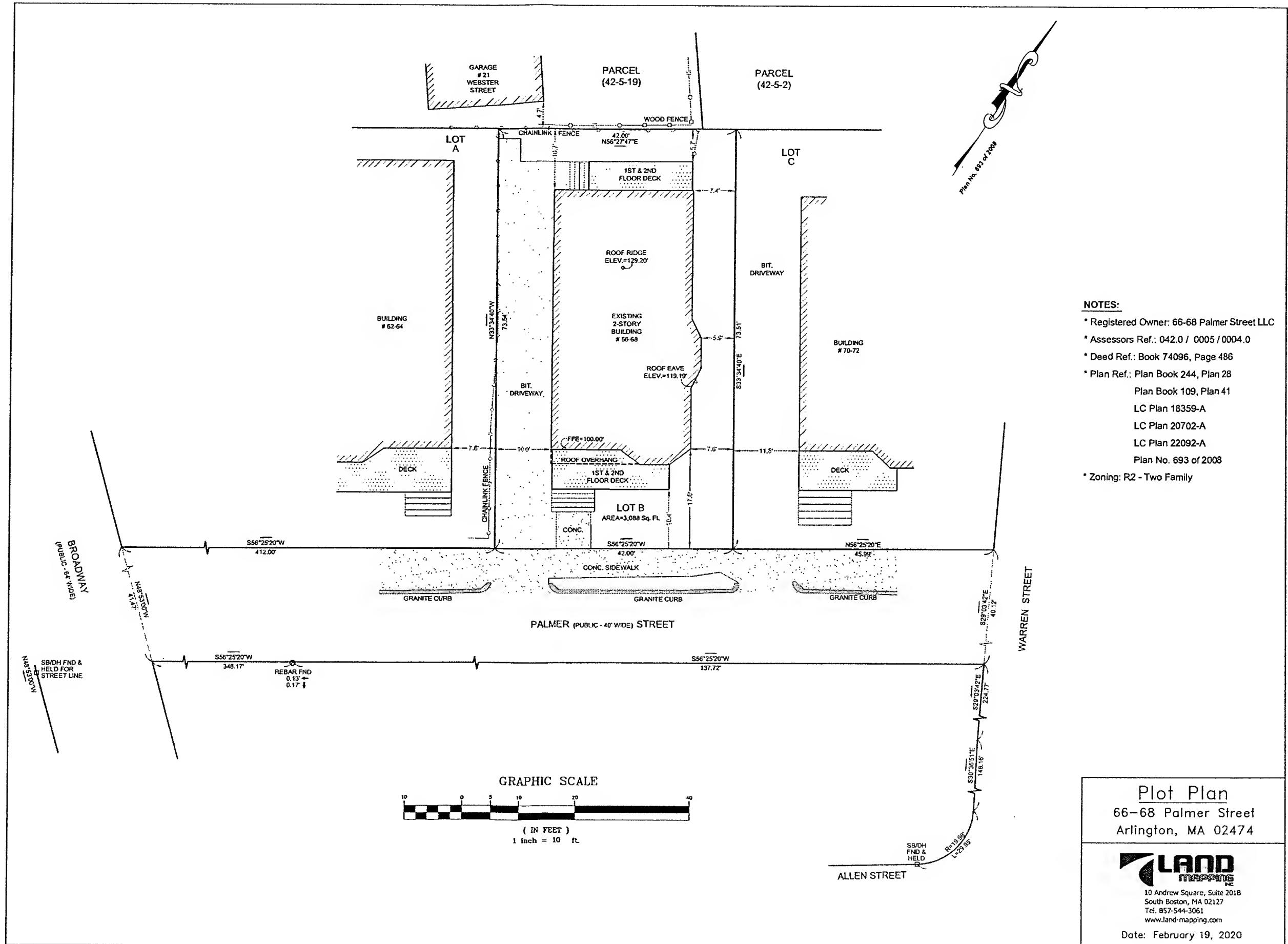
Proposed Usable Open Space Percent of GFA ---

Proposed Landscaped Open Space Percent of GFA ---

This worksheet applies to plans dated 01/15/2020 designed by SFG Studios, Architectural Design Services

72 Minot Street, Reading, MA 01867

Reviewed by Inspectional Services _____ Date: _____



SFGstudios

Architectural Design Services
72 Minot Street
Reading, MA 01867
781.956.9773 cell
SFGstudios@msn.com

Zoning Data

Zoning District : R2
Year Built: 1915
M/B/L: 42 / 5 / 4
Lot Size: 3,088 sf
Living Area : 2,499
Gross Area: 5,116

Building Code Design Criteria

Occupancy / Use : R-3 : RESIDENTIAL TWO- FAMILY DWELLING

Climate: 5a

Ground Snow Live Load (Pg) : 40

Flat Roof Snow Load (Pf) : 30

Basic Wind Speed (V): 1275

Earthquake Design Factors N/A

Wind & Snow Risk Category II

All alterations, repairs and construction methods are to comply with:

International Residential Code 2009 (IRC) with MA Amendments (780 CMR 51.00)

International Existing Building Code 2009 (IEBC) with MA Amendments (780 CMR 51.00)

International Fire Code 2009 (IFC)

International Mechanical Code 2009 (IMC)

International Fuel & Gas Code 2009 (IFGC)

International Electrical Code 2009 (IEC)

International Energy Efficiency Code 2015 (IEEC)

PROJECT *Dormer Addition & Alterations*

66-68 Palmer St
Arlington, Massachusetts

OWNER / PREPARED FOR

Aruda Construction

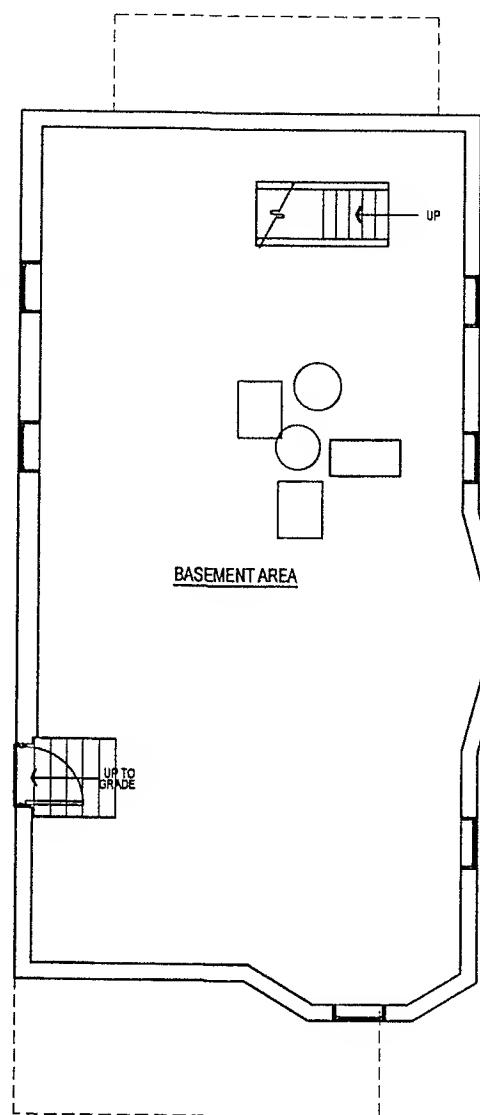
Kevin Aruda

617-650-8342

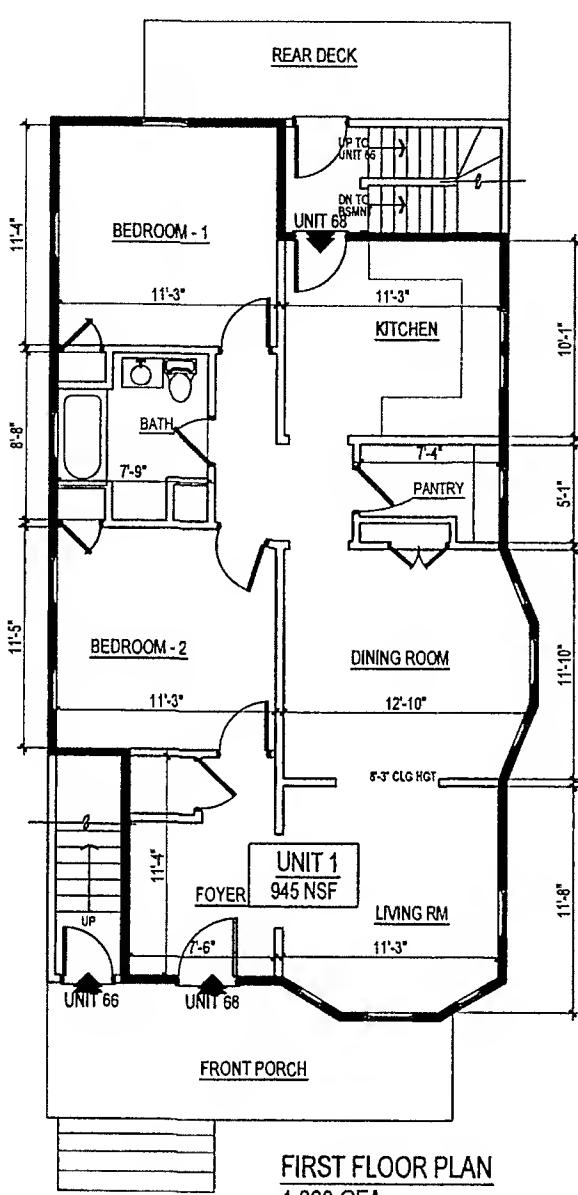
kbarudaconstruction@yahoo.com

PLAN SET FOR PERMIT APPLICATION 01/15/2020

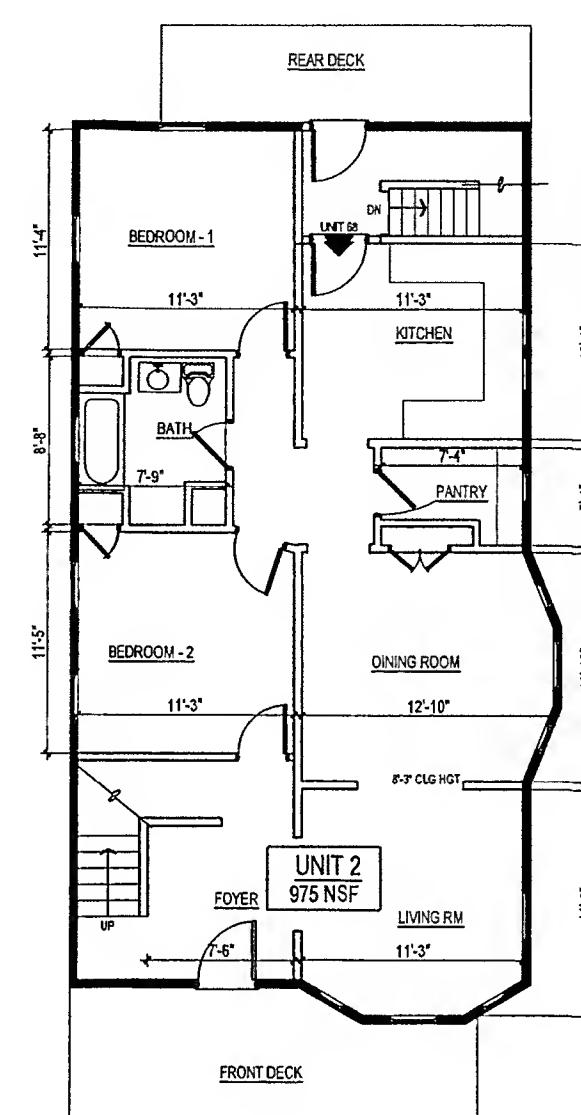
REVISIONS



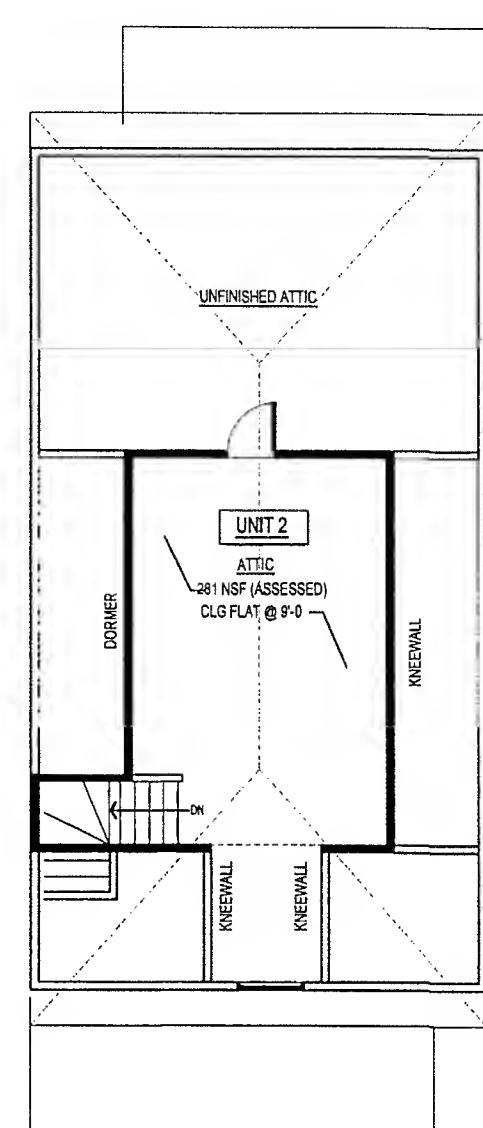
BASEMENT FLOOR PLAN
1,090 GFA



FIRST FLOOR PLAN
1,090 GFA



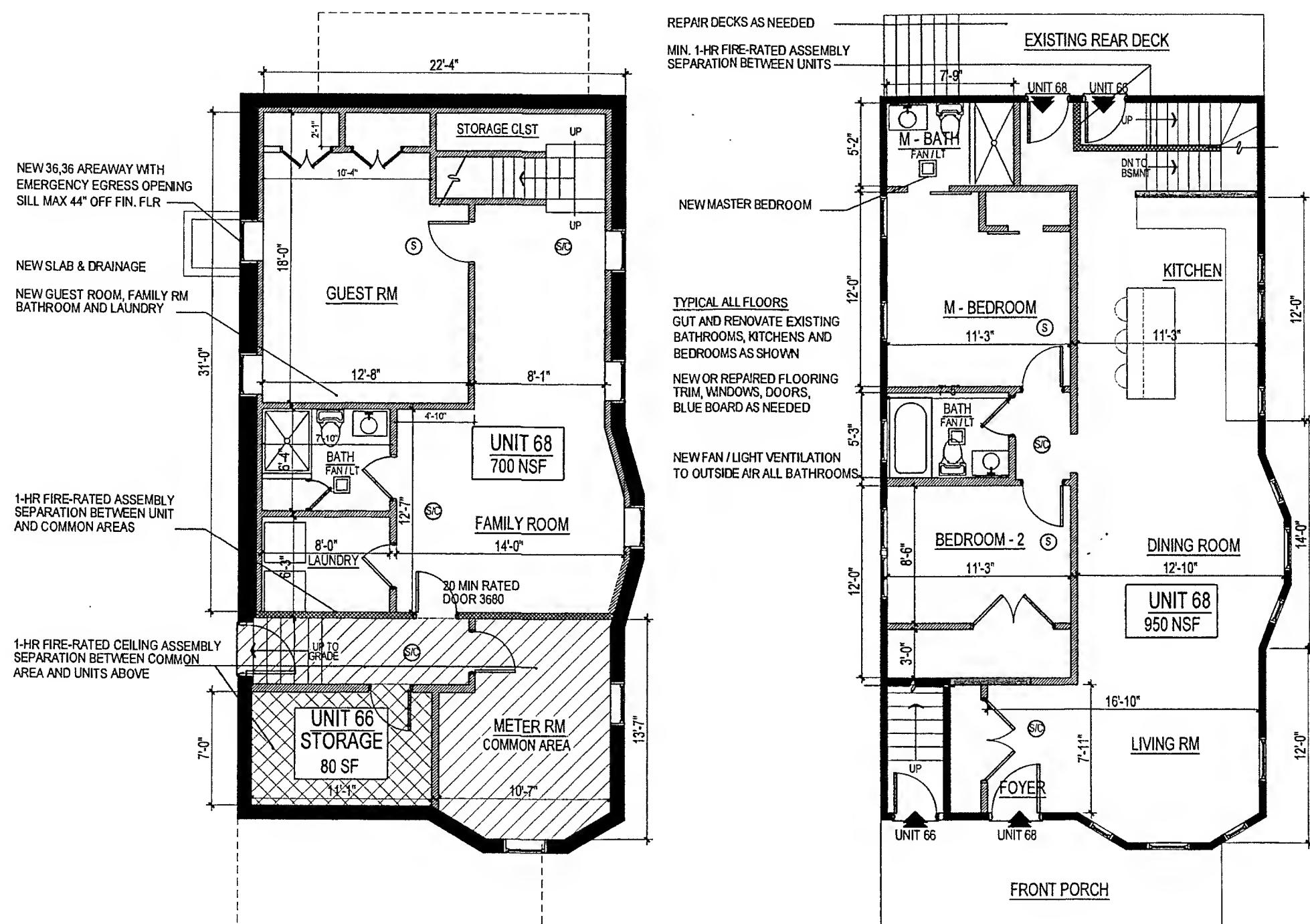
SECOND FLOOR PLAN
1,090 GSF



ATTIC FLOOR PLAN
975 GFA

	BSMNT	FIRST	SECOND	ATTIC	TOTAL		OTHER
UNIT 68	-	945	-	-	945 SF		
UNIT 66	-	15	975	281	1,271 SF		

-GENERAL NOTES-
CONTRACTOR TO VERIFY DIMENSIONS
AND SPECIFICATIONS IN FIELD PRIOR
TO CONSTRUCTION AND ORDERING OF
ALL MATERIALS.
REPORT ANY & ALL DISCREPANCIES
OR CHANGES FROM PLANS TO
ARCHITECT PRIOR TO PROCEEDING.



PROPOSED - 66-68 PALMER ST, ARLINGTON							
	BSMNT	FIRST	SECOND	ATTIC	TOTAL		OTHER
UNIT 68	700	950	-	-	1,650 SF		
UNIT 66		15	1050	500	1,550 SF		

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A1.0

DORMER ADDITION & RENOVATIONS	66 - 68 PALMER STREET
PROPOSED FLOOR PLANS	ARLINGTON, MA
UNIT 66	UNIT 66
SECOND & THIRD FLOOR	SECOND & THIRD FLOOR

REVISIONS

DRAWN
BY
SFG

DATE 01/15/2020

PROJECT
No.

SCALE
1/8" = 1'-0"

DRAWING
No.

A1.1

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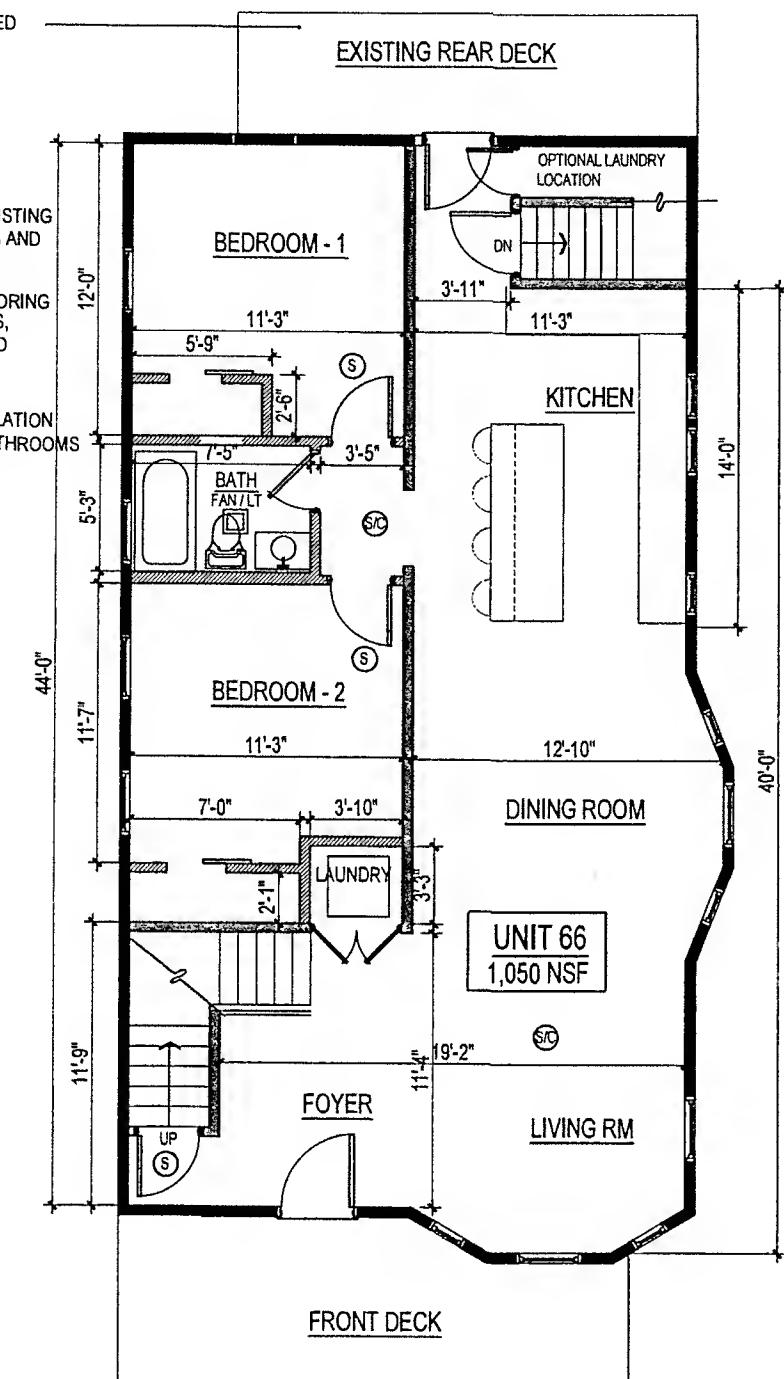
REPAIR DECKS AS NEEDED

EXISTING REAR DECK

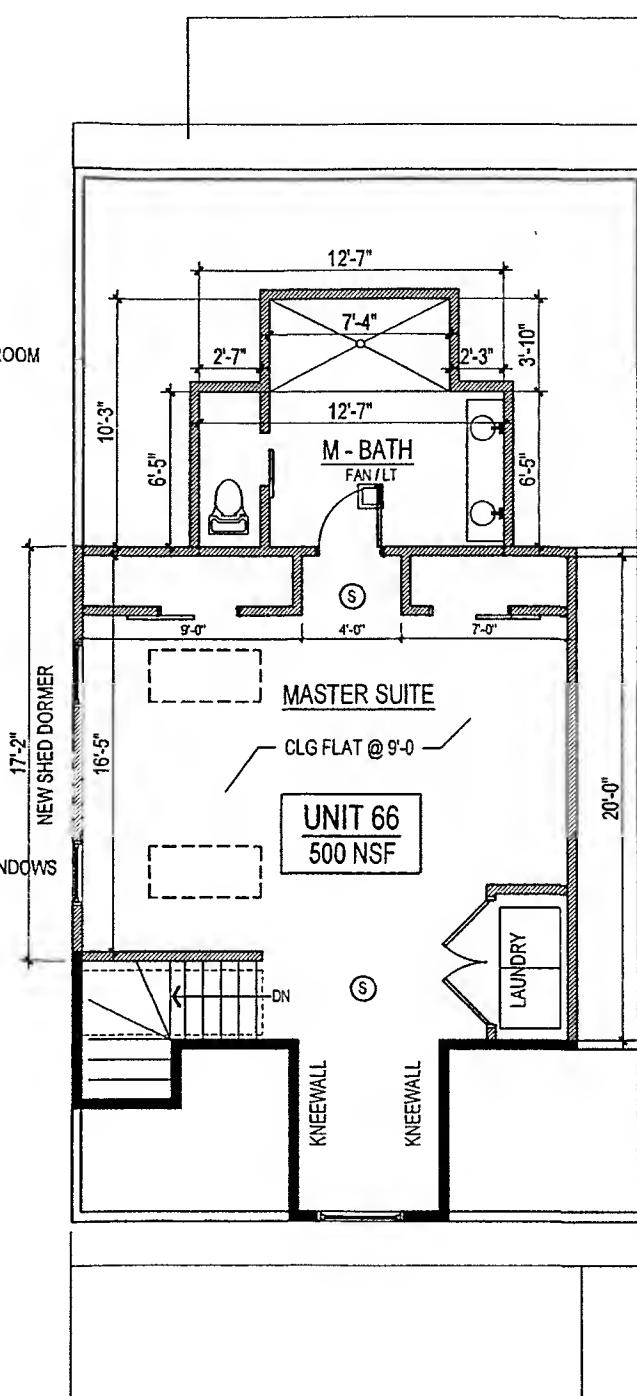
TYPICAL ALL FLOORS
GUT AND RENOVATE EXISTING
BATHROOMS, KITCHENS AND
BEDROOMS AS SHOWN

NEW OR REPAIRED FLOORING
TRIM, WINDOWS, DOORS,
BLUE BOARD AS NEEDED

NEW FAN / LIGHT VENTILATION
TO OUTSIDE AIR ALL BATHROOMS



NEW MASTER BEDROOM
w/ MASTER BATH
AS SHOWN



PROPOSED - 66-68 PALMER ST, ARLINGTON

	BSMNT	FIRST	SECOND	ATTIC	TOTAL		OTHER
UNIT 68	700	950	-	-	1,650 SF		
UNIT 66	-	15	1,050	500	1,565 SF		

A1.1



FRONT ELEVATION



LEFT ELEVATION

GENERAL NOTES

GENERAL NOTES:

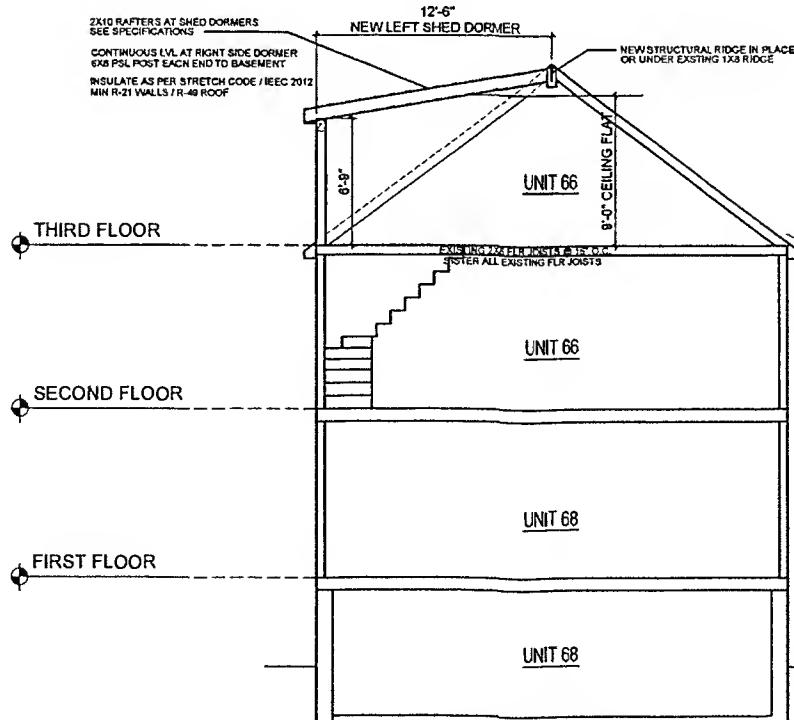
1. EXISTING CEILING WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION ARE REQUIRED TO BE FILLED WITH INSULATION THAT MEETS OR EXCEEDS AN R-VALUE OF R-3.5 INCH.
2. ALL MEANS OF EGRESS FROM THE HIGHEST FLOOR TO THE LOWEST FLOOR SHALL BE PROVIDED WITH ARTIFICIAL LIGHTING AND EXIT SIGNS IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IRC).
3. LOADS: ROOF SNOW
FIRST FLOOR 40 PSF
SECOND FLOOR 40 PSF
THIRD FLOOR 30 PSF
STAIRS / DECKS 50 PSF
4. MATERIALS:
CONCRETE 3000 PSF
REINFORCING GR 40
STRUCTURAL STEEL A 36
LVL BEAMS 2400 PSF
BEAMS, JOIST, COLUMNS CONNECTIONS, GROUT
5. DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS AND ON SITE CONFIRMATION.
6. FIELD MEASURE PRIOR TO DETAILING, ORDERING AND INSTALLATION.
7. FOOTINGS SHALL BE PLACED IN DRY, UNDISTURBED SOIL, FREE FROM ORGANIC MATERIALS.
8. NAILING SHALL BE MADE IN ACCORDANCE WITH IBC 2015.
9. BEAM BEARING ON COLUMNS SHALL BE IN FULL WIDTH OF BEAMS.
10. CAP PLATES SHALL BE EXTENDED TO COVER BEAM WIDTH.
11. SOUD BLOCKING SHALL BE PROVIDED WITHIN THE FLOOR UNDER COLUMNS AND BEARING WALLS.
12. JOIST AND BEAM HANGERS SHALL BE PROVIDED SHOWN OR NOT, ALSO HURRICANE TIES, CAP AND BASE COLUMN CONNECTORS SHALL BE PROVIDED.
13. TRUSS JOIST (TJ) SHALL BE SELECTED FOR LIVE LOADS SHOWN ABOVE 20 PSF DEAD LOADS.
14. OPENINGS IN BEARING WALLS OVER 4 FEET SHALL BE PROVIDED WITH DOUBLE JACKS.

TYPICAL DWELLING REQUIREMENTS

1. ALL DWELLING ENTRY DOORS TO BE B-LABEL FIRE-RATED ENTRY SYSTEM
2. EACH DWELLING TO CONTAIN NEW HARDWORN SMOKE AND CARBON MONOXIDE DETECTORS
3. EACH KITCHEN TO CONTAIN STANDARD REFRIGERATOR, DISHWASHER, GARbage DISPOSER, RANGE WITH HOOD, MICROWAVE COMBO ABOVE.
4. ALL BATHROOMS TO HAVE NEW MECHANICAL VENTILATION TO OUTSIDE AIR.

LEGEND

- UNIT PERIMETER WALL
- EXISTING WALL, REMAINS
- // NEW INTERIOR STUO 2X4 WALL
- (S) PHOTOELECTRIC SMOKE DETECTOR
- (S/C) PHOTOELECTRIC SMOKE /CARBON MONOXIE OECTCT
- [BATT] EMERGENCY LIGHTING



PROPOSED SECTION THRU ATTIC

GRAPHIC REPRESENTATIONS DO NOT SC

-GENERAL NOTES-

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DORMER ADDITION & RENOVATIONS
66 - 68 PALMER STREET
ARLINGTON, MA

EXISTING CONDITIONS

ELEVATIONS

REVISIONS				

1 2 3 4 5
DRAWN
BY SFG

DATE 01/15/2020

PROJECT
No.

SCALE

DRAWING
No. A2.0